

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2023-008736

Klamath County, Oregon



00320778202300087360010016

10/10/2023 09:00:12 AM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USEJames B. Grimes & Teresa K. Mehlfas
Successor Co. Trustees of the Eileen
L. Grimes Trust dated 3/23/93 and
amended 7/31/2006

Grantor's Name and Address

Teresa K. Mehlfas et al. of
the Teresa K. Mehlfas Revocable Living Trust
3210 NW Elmwood Dr. Corvallis OR 97330

Grantee's Name and Address

After recording, return to (Name and Address):

Teresa K. Mehlfas
3210 NW Elmwood Dr.
Corvallis, OR 97330

Until requested otherwise, send all tax statements to (Name and Address):

Teresa K. Mehlfas
3210 N.W. Elmwood Dr.
Corvallis, OR 97330

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that James B. Grimes and Teresa K. Mehlfas successor Co. trustees of the Eileen L. Grimes Trust dated 3/23/93 and amended 7/31/2006, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Teresa K. Mehlfas Trustee et al. of the Teresa K. Mehlfas Revocable Living Trust hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ County, State of Oregon, described as follows (legal description of property):

ALL of the W¹/₂ of the W¹/₂ of the SE ¹/₄ of the NE ¹/₄ of Section 16, Township 39 South, Range 10 E.W.M., Lying South of the Klamath Falls-Lakeview Highway containing 2 acres more or less; and all of the W¹/₂ of the W¹/₂ of the NE ¹/₄ of the SE ¹/₄ of Section 16, Township 39 South, Range 10 E.W.M., containing 10 acres more or less; and that part of the W¹/₂ of the W¹/₂ of SE ¹/₄ of the SE ¹/₄ of Section 16, Township 39 South, Range 10 E.W.M. Lying between the O.C. & E. railroad and the boundary line common to the NE ¹/₄ and SE ¹/₄ of said Section 16, containing one acre, more or less.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$Trust Distribution. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols " ", if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 10/10/23; any signature on behalf of a business or other entity is made with the authority of that entity.

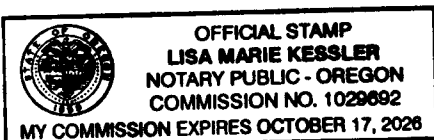
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

James B. Grimes
Teresa K. Mehlfas

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on October 10, 2023
by James B. Grimes and Teresa K. Mehlfas

This instrument was acknowledged before me on _____

by
as
of

Lisa M. Kessler
Notary Public for Oregon
My commission expires October 17, 2026